



CADDO PARISH PLANNING AND ZONING COMMISSION
505 Travis Street, Suite 440 | Shreveport, LA 71101 | p 318-673-6480 | f 318-673-6112

May 21, 2024

White, Michael S. And Cynthia P. White
Po Box 6210
Shreveport La 71136-6210

GEO Number: 161401025000100

Subject: Neighborhood Participation Meeting for Rezoning from R-A to I-2 for a Business Park.

Dear White, Michael S. And Cynthia P. White -

Why are you receiving this letter?

An application to rezone from an R-A district to an I-2 district for a Business Park has been submitted to the Metropolitan Planning Commission (MPC) Office. This NPP meeting will allow neighborhood residents and businesses the opportunity to learn more about the proposed project as well as ask questions regarding any perceived concerns. **No official decisions will be made at the Neighborhood Meeting; there will be a Board meeting to officially rule on this case at a later date.**

The MPC Office has sent this letter to all property owners within 1,500' of the project. However, all neighborhood residents may not have received this letter. I encourage you to send this information to your neighbors to make sure that all neighborhood residents are aware of this proposed project.

Where and when is the NPP meeting?

The NPP meeting will take place: **Tuesday, June 11, 2024 at 5:30pm**
Venue: Offices of H & H Operating, LLC., 8540 Hatfield Gorman Drive in Shreveport

On the reverse side of this letter, you'll find a copy of the Applicant's NPP Invitation Letter.

Should you have any questions, please don't hesitate to contact me, or a member of my staff at (318) 673-6480. Simply ask to speak with someone about this proposed project. Don't hesitate to forward this information to your neighbors to make sure that all area residents are aware of what is going on in your neighborhood. Let's get everyone involved!

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alan Clarke', is written over the 'Sincerely,' text.

Alan Clarke
Executive Director



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May 20, 2024

Dear Neighbor:

My company, NWLA Investment Properties, LLC, owns vacant land at a point about 1700 ft. south of Mt. Zion Rd. and 1700 ft. east of Linwood Ave. We'd like to develop the land for a commercial and industrial business park.

The site is in an R-A Residential Zoning District, where this is not allowed, according to Article 5, Section 5.2 (Table 5-1) of the Unified Development Code. Therefore, we are applying for a zoning change to a I-2 Industrial Zoning District to house the types of businesses this development will attract. The site is currently about 25 acres of vacant land with no structures.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. Our application must be heard by the Metropolitan Planning Commission and the City Council, and we are required to do this before we submit our application to the Metropolitan Planning Commission.

The meeting will take place:

Tuesday, June 11th , 2024, at 5:30 pm

The office of H & H Operating LLC

8540 Hatfield Gorman Dr.

Shreveport, LA 71106

At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the project. If you are unable to attend and would like to receive info from the meeting, please feel free to contact me at the provided email. If you have any additional questions or comments, also contact me using provided email. I hope to see you at the meeting on November 8th.

Sincerely, Jake Overton (NWLA Investment properties, LLC)

Jovertton@handhfs.com